



98 High Street | Needham Market | Suffolk | IP6 8DG

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PROPERTIES

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# 98 High Street, Needham Market, Suffolk, IP6 8DG

*“A superb opportunity to acquire this two-bedroom characterful cottage requiring comprehensive renovation & being offered with no chain beyond.”*

## Description

A charming, characterful yet unlisted cottage situated in the heart of Needham Market on the historic High Street. The property is in need of comprehensive renovation and is a rarely found opportunity within the locality for either an investor or an end user alike.

The accommodation comprises: sitting room, dining room/kitchen, cloakroom and two bedrooms.

## About the Area

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station. A range of events are held throughout the year, including street fairs and raft racing at Needham Lake which is a Conservation Area with a number of countryside walks.

The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

## The accommodation in more detail comprises:

Front door to:

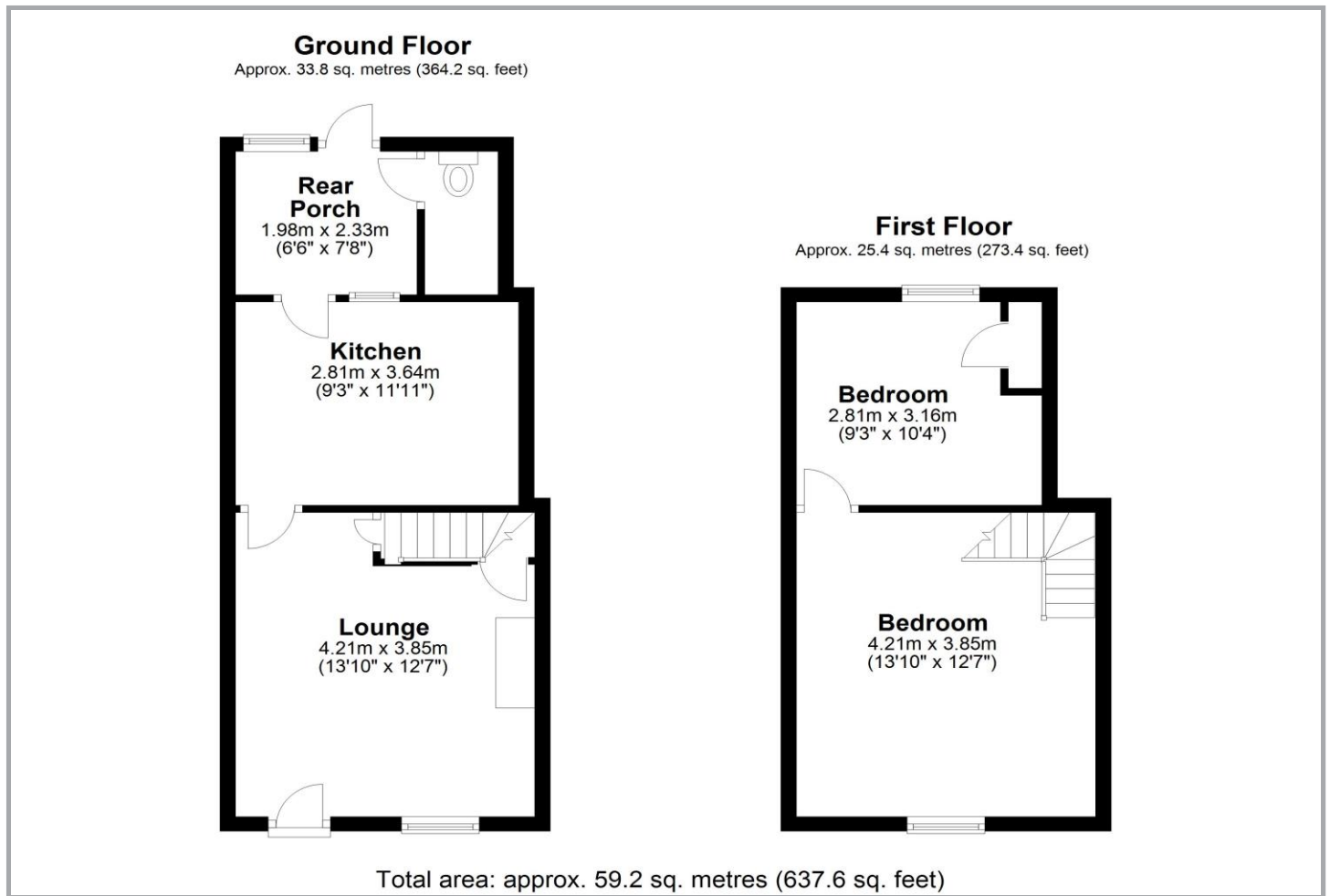
### **Sitting Room** Approx 13'10 x 12'7 (4.21m x 3.85m)

Sash window to front aspect, feature inset with fireplace, stove, brick surround and brick hearth, door to under stair storage cupboard, oak flooring, door to staircase rising to first floor and door to:

### **Dining Room/Kitchen** Approx 11'1 x 9'3 (3.64m x 2.81m)

This room would need complete refurbishment to constitute a kitchen. Door to rear through to covered space, feature inset with fireplace, picture rail and window to rear aspect.





### Covered Space

Incorporating w.c, window to rear aspect and personnel door to rear opening onto the rear courtyard.

### Rear Courtyard

Partly covered with a small selection of shrub borders and stable door to rear opening onto King William Street.

### First Floor

#### Bedroom One Approx 13'10 x 12'7 (4.21m x 3.85m)

Charming double room with exposed beams, sash window to front aspect, feature inset with fireplace, wooden mantel over and wooden surround, exposed ceiling rafters, oak flooring, housing for electric meters and door to:

#### Bedroom Two Approx 10'4 x 9'3 (3.16m x 2.81m)

Double room with window to rear aspect, door to storage cupboard and oak flooring.

### Outside

This attractive property stands proudly on Needham Market's historic High Street and enjoys a courtyard to the rear. There is pedestrian access via a stable door which opens onto King William Street.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – A

### Services

Mains water, drainage and electricity.

### Agents Note

We understand the property is located within a Conservation Area.



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Energy performance certificate (EPC)		
98 High Street Needham Market IP39 8DQ	Energy rating <b>F</b>	Valid until: 7 August 2033 Certificate number: 0320-2608-0280-2207-3905

Property type	Mid-terrace house
Total floor area	52 square metres

**Rules on letting this property**

**! You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.



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